128.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,103,800 / 1,103,800
					USE VALUE:	1,103,800 / 1,103,800
					ASSESSED:	1,103,800 / 1,103,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ST AMANT BRENDAN
Owner 2:	HWANG SHIRLEY
Owner 3:	
Street 1:	28 WALNUT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WADDEN JACK W & JESSICA -
Owner 2:	-
Street 1:	28 WALNUT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .224 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Wood Shingle Exterior and 2831 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9750.000	508,300	25,500	570,000	1,103,800
Total Card	0.224	508,300	25,500	570,000	1,103,800
Total Parcel	0.224	508,300	25,500	570,000	1,103,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.86 /Parcel: 389.86

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 83377

GIS Ref

GIS Ref

Insp Date 09/14/16

PREVIOUS ASSESSMENT

Parcel ID 128.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	508,300	25500	9,750.	570,000	1,103,800		Year end	12/23/2021
2021	101	FV	406,600	25500	9,750.	570,000	1,002,100		Year End Roll	12/10/2020
2020	101	FV	406,600	25500	9,750.	570,000	1,002,100	1,002,100	Year End Roll	12/18/2019
2019	101	FV	323,300	26400	9,750.	534,400	884,100	884,100	Year End Roll	1/3/2019
2018	101	FV	323,300	26400	9,750.	441,800	791,500	791,500	Year End Roll	12/20/2017
2017	101	FV	323,300	26400	9,750.	406,100	755,800	755,800	Year End Roll	1/3/2017
2016	101	FV	327,100	26400	9,750.	370,500	724,000	724,000	Year End	1/4/2016
2015	101	FV	326,400	27000	9,750.	363,400	716,800	716,800	Year End Roll	12/11/2014

!10057!

PRINT

Date	Time
12/30/21	10:01:57

LAST REV

Date	Time
12/06/21	15:25:23
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10057

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WADDEN JACK W &	79248-296	1	11/30/2021		1,310,000	No	No		
CLEMENS CANDACE	63998-488		7/30/2014		685,000	No	No		
CLEMENS CANDACE	63666-274		5/28/2014	Convenience	1	No	No		
MC GOWAN -CLEME	58958-59		4/25/2012	Convenience	99	No	No		
MC GOWAN WILLIA	41733-614		1/6/2004	Family	1	No	No		
MCGOWAN WILLIAM	27659-451		9/10/1997	Family	1	No	No		Dorothy Frances McGowan d.o.d. 3/8/1997 bk671

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2018	834	Manual	20,000	C				replace beams
2/12/2018	155	Alterati	14,500	C				
2/19/2016	177	Inter Fi	125,028	O	2/19/2016			Renovate existing
11/4/2009	1105	Re-Roof	3,690					
1/21/2004	36	Redo Kit	30,000					
12/10/2003	1044	New Wind	4,094					6 VINYL WNDWS
7/26/2002	597	Wood Dec	6,500	O		G4	GR FY04	NEW DECK
9/7/1999	584	Manual	38,700					REDO 2ND FL, INCL
5/8/1997	230	Manual	9,000					REPLACE WALL

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2016	Permit Visit	DGM	D Mann
9/14/2016	Meas/Inspect	DGM	D Mann
1/20/2005	Permit Visit	BR	B Rossignol
12/9/1999	Mailer Sent		
11/29/1999	Meas. Denied	243	PATRIOT
8/29/1994		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	83377
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9750		Sq. Ft.	Site		0	80.	0.73	9									570,001						570,000	

Total AC/HA:	0.22383	Total SF/SM:	9750	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	570,001	Spl Credit		Total:	570,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.12297297
Const Adj.:	0.99989998
Adj $ / SQ:	151.586
Other Features:	142000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	624440
Depreciation:	116146
Depreciated Total:	508294

COMMENTS

NC=CHK FOR LIVING UNIT IN BARN.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

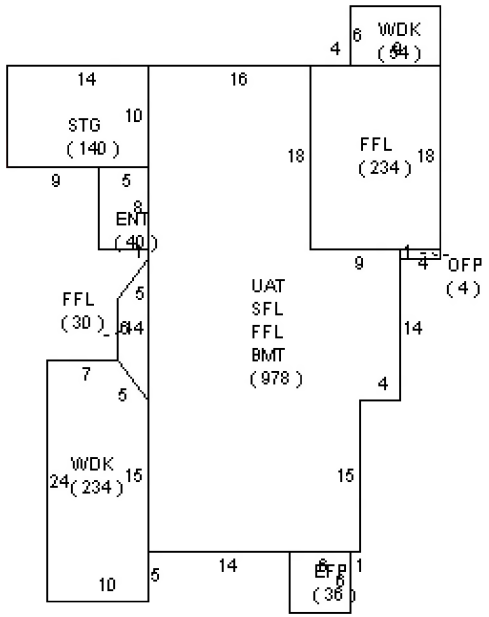
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.74
Special Features:	0	Val/Su Net:	128.65
Final Total:	508300	Val/Su SzAd	228.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,242	151.590	188,270
BMT	Basement	978	62.530	61,154
SFL	Second Floor	978	151.590	148,251
WDK	Deck	288	9.470	2,728
UAT	Upper Attic	245	83.370	20,385
STG	Storage	140	7.430	1,040
ENT	ENTRY	40	26.400	1,056
EFP	Enclos Porch	36	72.590	2,613
	Net Sketched Area:	3,951	Total:	425,673

Size Ad	2220	Gross Area	4684	FinArea	2831

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		
UAT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
34	Bank B W/Lof	D	Y	1	36X32	A	GD	1980	15.47	T	23.4	101			13,700			13,700
12	Pool-Gunite	D	Y	1	18X36	A	AV	1999	21.69	T	16	101			11,800			11,800

More:	N	Total Yard Items:	25,500	Total Special Featues:		Total:	25,500